

January 8, 2010

NOTICE TO PROPERTY OWNERS AND OCCUPANTS  
FREMONT REDEVELOPMENT PLAN AMENDMENT

Dear Property Owner or Occupant of Property In The Fremont Merged Redevelopment Project Area:

The Redevelopment Agency of the City of Fremont (the "Agency") is pleased to send you this packet of information concerning the proposed Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (including Irvington, Niles, Centerville, and Industrial Areas), (the "Amended Redevelopment Plan"). The Amended Redevelopment Plan amends and restates the existing redevelopment plans (the "Existing Redevelopment Plans") for the four subareas that together constitute the Fremont Merged Project Area (the "Merged Project Area").

The Amended Redevelopment Plan has been presented to the Fremont City Council for consideration of adoption. A joint public hearing of the City Council and the Agency about the proposed Amended Redevelopment Plan will be conducted on February 16, 2010, as fully described in this brochure.

In order to improve public facilities, revitalize the business environment, and provide quality housing opportunities to local residents, the Agency has been implementing the redevelopment program for the areas comprising the Merged Project Area since 1977 for the Irvington and Niles areas, since 1983 for the Industrial area, and since 1997 for the Centerville area. These redevelopment areas were combined in 1998 to form the Merged Project Area.

The Amended Redevelopment Plan is the result of over two years of discussion and consultation with various community organizations and committees and other local governmental agencies. The Amended Redevelopment Plan would provide the Agency with the financial and legal resources needed to complete the program of redevelopment for the Merged Project Area, including (1) transit and railway improvements, (2) economic development and job creation efforts, (3) building rehabilitation, façade improvement, and historic preservation activities, (4) street, park and other public infrastructure, facilities, and landscaping improvements, (5) hazardous materials clean-up, and (6) provision of new and rehabilitated affordable housing.

This brochure contains detailed information about the proposed Amended Redevelopment Plan and the redevelopment program under that plan.

As the enclosed Legal Notice indicates, the City Council and the Redevelopment Agency of the City of Fremont will hold a Joint Public Hearing on Tuesday, February 16, 2010, at 7:00 p.m. or such later time during that day's meeting as the City Council may set, in the City Council Chambers, located at 3300 Capitol Avenue, City Hall, Building A, Fremont, California, to consider the adoption of the Amended Redevelopment Plan. You are cordially invited to attend this Joint Public Hearing.



You are also cordially invited to attend an Information Workshop on the Amended Redevelopment Plan to be hosted by the Fremont Redevelopment Advisory Committee on February 1, 2010 at 6:45 p.m., at the City of Fremont City Council Chambers, located at 3300 Capitol Avenue, Building A, in Fremont, California. This workshop provides an opportunity to hear presentations from representatives who have worked on preparing the Amended Redevelopment Plan and related documents, and to have your questions about the redevelopment program addressed.

A boundary map of the Merged Project Area is attached to the enclosed Legal Notice for your reference. The Merged Project Area boundaries are not changed by the proposed Amended Redevelopment Plan. A legal description of the boundaries of the Merged Project Area is available upon request to the Agency at the address provided below, free of charge.

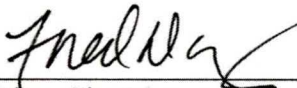
Detailed reports concerning the Merged Project Area's continuing redevelopment needs, financial issues, and potential environmental impacts of the Amended Redevelopment Plan have been prepared and are available for inspection as well at the offices of the Redevelopment Agency, 39550 Liberty Street, Fremont, California 94538.

The proposed Amended Redevelopment Plan does not in any way change the Agency's authority to acquire property in the Merged Project Area. Please see the accompanying statement regarding the Agency's authority to acquire property in the Merged Project Area.

The Agency is required, to the extent feasible, to notify property owners as well as occupants of all properties in the Merged Project Area regarding the Joint Public Hearing on the Amended Redevelopment Plan. If you are both a property owner and an occupant, or if you own or occupy multiple properties, you may receive duplicate notices in compliance with the law. If you wish your name eliminated from duplicate lists, please let us know.

Your further inquiries and attendance at the Information Workshop and the Joint Public Hearing will be most welcome. If you have any questions or desire further information, please call Elisa Tierney, the Redevelopment Director, at (510) 494-4501.

Very truly yours,



Fred Diaz, City Manager/Executive Director

Attachments:

Statement Regarding Acquisition of Property  
Legal Notice (With Merged Project Area Map)  
Redevelopment Fact Sheet



## STATEMENT REGARDING ACQUISITION OF PROPERTY

In accordance with Section 33350 of the California Health & Safety Code, you are hereby notified that, except as stated below, the Redevelopment Agency of the City of Fremont (the "Agency") is authorized under the Existing Redevelopment Plans and the proposed Amended Redevelopment Plan to acquire any property located in the Merged Project Area by purchase, condemnation (use of eminent domain), or other lawful means.

The Agency's authority to acquire property in the Centerville portion of the Merged Project Area through the use of condemnation (eminent domain) power has expired. The Agency's authority to commence a legal action to acquire property in the Irvington, Niles and Industrial Area portions of the Merged Project Area through the use of condemnation (eminent domain) power is scheduled to expire under the Existing Redevelopment Plans and the proposed Amended Redevelopment Plan on July 7, 2010.

The Agency is required to formally notify a property owner well in advance before seeking to acquire property and has adopted procedures for that purpose. The Agency has no current plans to acquire particular properties.